

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Trucking Facility - Class II.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Rollins Leasing Corp.
(Type or Print Name)
Signature M. Peck King, Vice President
P.O. Box 1791
Address
Wilmington, Delaware 19899
City and State

Legal Owner(s):
The Rock Rental Company
(Type or Print Name)
Signature John S. Belzner
John S. Belzner
(Type or Print Name) Vice President
Signature
Address
City and State

Attorney for Petitioner:
HERBERT R. O'CONOR, III
(Type or Print Name)
Signature Herbert R. O'Conor, III
P.O. Box 5517, 210 Allegheny Ave.
Address
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Herbert R. O'Conor, III
Name
P.O. Box 5517, 210 Allegheny Ave.
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: (301) 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of January, 1985, at 1:30 o'clock P.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 410.2.2 to permit a Class II Trucking Facility within 30 feet of a dwelling or residential zone in lieu of the required 300 feet under Section 307.

Meeting the 300 foot setback requirement would prevent the development of this site as a Class II Trucking Facility and defeat the purpose of the special exception.

Meeting the 300 foot setback requirement would prevent the development of this site as a Class II Trucking Facility and defeat the purpose of the special exception.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Rollins Leasing Corp.
(Type or Print Name)
Signature M. Peck King, Vice President
P.O. Box 1791
Address
Wilmington, Delaware 19899
City and State

Legal Owner(s):
The Rock Rental Company
(Type or Print Name)
Signature John S. Belzner, Vice President
John S. Belzner
(Type or Print Name) Vice President
Signature
Address
City and State

Attorney for Petitioner:
HERBERT R. O'CONOR, III
(Type or Print Name)
Signature Herbert R. O'Conor, III
P.O. Box 5517, 210 Allegheny Ave.
Address
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Herbert R. O'Conor, III
Name
P.O. Box 5517, 210 Allegheny Ave.
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: (301) 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of January, 1985, at 1:30 o'clock P.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NWS of Pulaski Hwy., 660'
SW of Rosedale Ave.,
15th District

THE ROCK RENTAL COMPANY,
Petitioner

Case No. 85-186-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 19th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Conor, III, Esquire, P. O. Box 5517, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Rollins Leasing Corporation, P. O. Box 1791, Wilmington, Delaware 19899, Contract Purchaser.

Peter Max Zimmerman

Case No. 85-186-XA
Item No. 115
Date: January 25, 1985

NWS of Pulaski Highway, 660'
SW of Rosedale Avenue
15th Election District
The Rock Rental Company-Petitioner

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting
- ☒ 4. Copy of Certificates of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comment
- ☒ 6. Copy of Comments from the Director of Planning
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☒ 11. 200' Scale Location Plan
- ☒ 12. 1000' Scale Location Plan
- ☒ 13. Memorandum in Support of Petition
- ☒ 14. Letter(s) from Protestant(s)
- ☒ 15. Letter(s) from Petitioner(s) - Herbert R. O'Conor, III, Esquire
- ☒ 16. Protestants' Exhibits 1 to 8
- ☒ 17. Petitioners' Exhibits 1 to 6
- ☒ 18. Letter of Appeal
- ☒ 19. Letter from Robert L. Hannon, Economic Development Commission

Herbert R. O'Conor, III, Esquire
P.O. Box 5517
210 Allegheny Avenue
Towson, Maryland 21204

Counsel for the Petitioner

M. Peck King, Vice President
Rollins Leasing Corporation
P.O. Box 1791
Wilmington, Delaware 19899

Contract Purchaser

The Honorable William Burgess
6215 Edwill Avenue
Baltimore, Maryland 21237

Protestant

The Honorable Joseph Bartenfelder
4564 Ridge Road
Baltimore, Maryland 21236

Protestant

Mr. Joseph Wilsynski
7623 Philadelphia Road
Baltimore, Maryland 21237

Protestant

Case No. 85-186-XA
The Rock Rental Company-Petitioner
Page Two

Phyllis C. Friedman, Esquire
Norman E. Gerber
James Howell
Arnold Jablon
Jean M.H. Jung
James E. Lyster

People's Counsel
Request Notification
" "
" "
" "

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE * ZONING COMMISSIONER
NWS of Pulaski Highway, 660' * OF BALTIMORE COUNTY
SW of Rosedale Avenue - 15th *
Election District *
The Rock Rental Company, * Case No. 85-186-XA
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a Class II trucking facility and, additionally, a variance to permit such a facility within 30 feet of a dwelling or residential zone instead of the required 300 feet, as more particularly described on Petitioner's Exhibit 1. At the onset of the hearing, the Petitioner filed an amended Petition for Special Exception for a service garage rather than a trucking facility which if granted would make the variance moot. Said amended petition was accepted for consideration.

The Petitioner appeared, as did the Contract Purchaser, Rollins Leasing Corporation (Rollins), which was represented by Counsel. Anthony Cortel, an engineer with STV Lyons Associates; Richard Berry, a vice president for Rollins; and Charles W. Moss, an official with Rollins, all appeared and testified on behalf of the Petitioner. William Burgess, a member of the Maryland House of Delegates and President of the Rosedale Community Association; Joseph Bartenfelder, a member of the Maryland House of Delegates; and Joseph Wilsynski, an adjacent property owner, appeared and testified as Protestants. In addition, many other Protestants appeared, some of which testified. See Protestants' Exhibit 3.

Testimony indicated that the subject property, zoned M.L.-C.S-1 and containing 5.4 acres, is presently unimproved. The Petitioner proposes to construct a facility utilizing 3 1/2 acres that will provide service to long-term

commercial truck lessees. Rollins, a nationwide truck rental company, primarily serves commercial customers who desire to rent trucks long term, although short-term lease arrangements will also be entered into when necessary. Other commercial fleets may also be serviced by contractual arrangement. The proposed site would have a building consisting of 2,516 square feet of office space and 7,845 square feet of shop area which would have two drive-thru bays for maintenance work and one bay for washing. Only preventive maintenance would be performed on the site, i.e., replacement of tires with pre-mounted tires, changing of oil, lubrication, brakes, etc. Heavy maintenance and major repairs would occur off site and arrangements have already been made with truck dealerships in the vicinity to perform such work. Rollins would lease no more than 100 to 150 trucks per year with service maintenance included in the lease agreements. At periodic intervals, these rental units would be returned for maintenance. In addition, fuel would also be available from pumps under a canopy attached to the building. Some trucks would use the facility only for refueling. It is expected that the daily traffic would consist of about 20 to 25 trucks ingressing to and egressing from the site. Trucks undergoing maintenance require about four hours work. Both trucks awaiting for and finished with service would be parked on the site. The trucks would be in and out of the site within a day as the lessees cannot afford to allow them to be idle. However, there are times when they would be stored for longer periods. Rollins would also have a number of trucks available on the site when needed for immediate rental or for emergencies. Lessees requiring emergency service after hours may call an 800 number or take the trucks to a Rollins facility at the Beltway and I-95, which is open 24 hours. The witnesses for the Petitioner testified that this site was chosen because it provided sufficient acreage, good visibility, highway access, and was convenient to customers of its Baltimore City facility which is too small to provide the necessary service required.

The Protestants object to the location of this facility on this site. Although the site is zoned M.L. and fronts Pulaski Highway, many residences exist in a D.R. zone behind it and contiguous to it. The Protestants reside in these homes and complained that the proposed use will further add to the traffic congestion on both Pulaski Highway and Philadelphia Road. They are also fearful of the pollution created by the trucks using the facility and the unmitigated noise created as tractor-trailers are connected or disconnected, motors are left running, and engines are raced. The Protestants believe that the trucks entering and exiting the site will create havoc on Pulaski Highway, a four-lane road with extremely heavy vehicular traffic.

Dr. Cortel pointed out that both the County and the State have required certain improvements and have approved the access point to the site from Pulaski Highway.

The Petitioner seeks relief from Section 253.2.A.6 or Section 253.2.B.3, pursuant to Section 502.1, and Section 410A.2, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

Section 253.2.B.3 permits a service garage in an M.L. Zone by special exception only if the proposed garage is located within a planned industrial park or at least 25 acres in net area or in an I.M. District. Neither condition exists here. Therefore, a special exception for a service garage cannot be considered in this case. However, the alternative presented by the Petitioner for Class II trucking facility, which also requires a special exception as well as setback of 300 feet from any dwelling or residential zone, will be considered. While Section 410A.2 requires a 300-foot setback as aforesaid, at issue is whether an area variance can be permitted to this regulation. This issue, although not this particular regulation, has been exhaustively defined by the Zoning Commissioner, see In Re: Cole, Case No. 35-2-XA. The decision

DA BY Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

DAVID BY is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZB and would not result in substantial detriment to the public good.

DATE January 13, 1968 BY John P. Ruffalo
ADMINISTRATIVE ASSISTANT

3. The Petitioner may apply for its building permit and be granted same upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

The hours of operation shall be from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6:00 p.m., Saturday. No truck may enter or exit this site and no mechanical work may be performed on any vehicle before or after these hours. However, general office work may be conducted after closing time.

3. Only the aforescribed preventive maintenance services may be performed. No heavy or major mechanical work shall be permitted.

cc: Herbert R. O'Connor, III, Esquire
The Honorable William Burgess
The Honorable Joseph Bartenfelder
Mr. Joseph Wilsynski

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

- 4 -

- 5 -

- 6

- 7 -

ORDER OF DISMISSAL

Keith S. Franz, Acting Chairman

Beginning at a point on the northwest right of way of Pulaski Highway and which is approximately 660 ft. southwesterly of the intersection of Rosedale Avenue and Pulaski Highway, thence S 58° 56' 09" W along said northwest right of way line of Pulaski Highway for a distance of 733.19 ft; thence N 78° 44' 06" W for a distance of 50.36 ft; thence S 64° 32' 07" W for a distance of 278.27 ft; thence N 48° 58' 06" W for a distance of 122.70 ft; thence N 43° 51' 36" E for a distance of 923.37 ft; thence S 33° 14' 05" E for a distance of 76.58 ft; thence S 57° 27' 04" E for a distance of 218.81 ft; thence S 78° 38' 28" E for a distance of 105.71 ft to the point of beginning.

Petition for Special Exception for a Trucking Facility - Class II, and Variance to permit a Class II Trucking Facility within 30 feet of a dwelling or a residential zone in lieu of the required 300 feet.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE *
NW/S of Pulaski Highway, 600' * ZONING COMMISSIONER
SW of Rosedale Avenue-15th *
Election District * OF BALTIMORE COUNTY
*
* Case No. 85-186-XA

NOTICE OF APPEAL

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Commissioner:

Please note an appeal on behalf of the following Protestants to the decision in the above-referenced case: Wayne Weller, 7721 Philadelphia Road, Baltimore, Maryland 21237, Kenneth Burhammer, 7625 Philadelphia Road, Baltimore, Maryland 21237, and Joseph Wilsinski, 7623 Philadelphia, Road, Baltimore, Maryland 21237. By and through their attorneys John B. Contrum and ROMADKA, GONTRUM, HENNENEGAN & FOOS.

John B. Gontrum, Esquire
ROMADKA, GONTRUM, HENNEGAN & FOOS
809 Eastern Boulevard
Baltimore, Maryland 21221

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/1/85 ACCOUNT 7-01-615-000

AMOUNT \$100.00

RECEIVED
John B. Connelley, Esquire

FOR: Appeal of Case No. 25-186-XA
(The Rockwell Company)

6 BT22*****1000018 8013F

IN RE: PETITION FOR SPECIAL EXCEPTION *
AND VARIANCE
NW/S of Pulaski Highway, 660' *
SW of Rosedale Avenue
15th Election District

BEFORE THE
BOARD OF APPEALS

The Rock Rental Company, *
Petitioner *
Case No. 85-185-XA

Entry of Appearance

Please enter our appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

Malcolm F. Spicer, Jr.
Malcolm F. Spicer, Jr.
Baltimore County Attorney
Old Court House
Towson, Maryland 21204
494-4420

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

Certificate of Mailing

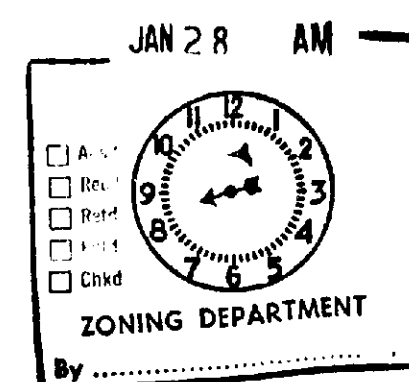
IT IS HEREBY CERTIFIED that on this 1st day of February 1985, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and or Protestant(s) in the above captioned matter.

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE :
NW/S Pulaski Hwy., 660' SW of : OF BALTIMORE COUNTY
Rosedale Ave., 15th District :
THE ROCK RENTAL COMPANY, : Case No. 85-186-XA
Petitioner :

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of January 18, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.



Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of January, 1985, a copy of the foregoing Notice of Appeal was mailed to Herbert R. O'Connor, III, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner; Rollins Leasing Corporation, P. O. Box 1791, Wilmington, Delaware 19899, Contract Purchaser; The Honorable William Burgess, 8215 Edwill Ave., Baltimore, MD 21237; The Honorable Joseph Bartenfelder, 4564 Ridge Rd., Baltimore, MD 21236; and Mr. Joseph Wilsynski, 7623 Philadelphia Rd., Baltimore, MD 21237, Protestants.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 31, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 85-186-XA
SUBJECT: The Rock Rental Company

Section 410A.2 of the Baltimore County Zoning Regulations prohibits Class II Trucking Facilities within 300 feet of a dwelling or a residential zone. It is this office's opinion that this type of variance would be contrary to the interest of the regulations and should not be granted. Also, please note that this office questions whether or not this section of the regulations can be variances in that it would appear to be a locational criteria, not an area regulation.

Norman E. Gerber, Director
Norman E. Gerber, Director
Office of Planning and Zoning

NSG/JGH/sf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Trucking Facilities
Development Committee
TO: Date: November 9, 1984
FROM: Malcolm F. Spicer, Jr., Chairman
Cockeysville Volunteer Fire Company
& Rock Rental Company
SUBJECT:

A meeting of the Trucking Facilities Development Committee will be held in the Economic Development conference room (Room 311, County Office Building) on Wednesday, November 14th, at 10:00 A.M.

The purpose of the meeting is to discuss two proposed trucking facilities - Cockeysville Volunteer Fire Company (Zoning Advisory Committee Item #85) and Rock Rental Company (Zoning Advisory Committee Item #115).

If you cannot attend, please submit comments prior to meeting.

Malcolm F. Spicer, Jr.
MALCOLM F. SPICER, JR.

MFS/sb

TO: Nicholas Commodari, Office of Zoning
Frederick W. Ringger, Jr., Bureau of Engineering
Michael S. Flanagan, Traffic Engineering
Charles E. Burnham, Permits & Licenses
Jim Ogle, Zoning, Planning & Development Division
Robert L. Hannon, Economic Development Commission
George Wittman, Maryland State Highway Administration

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
Malcolm F. Spicer, Jr.,
County Attorney
FROM: Truck Facilities Committee
Rock Rental Company Site
SUBJECT:

Date: December 3, 1984

I am enclosing herewith copies of comments received from Jim Markle, Chief of the Bureau of Public Services and Charles E. Burnham, Chief Plans Review, Department of Permits & Licenses.

The attorney for Rollins Leasing Corporation is also requesting a Committee meeting to review the revised Truck Facility Plans.

Malcolm F. Spicer, Jr.
County Attorney

MFSJR:gh

Enclosures.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

October 29, 1984

HAND DELIVERED

Mr. Nicholas B. Commodari
Zoning Office
County Office Building
Towson, Maryland 21204

Re: Rollins Leasing Corp. - Petition
for Special Exception
Our File 7554-16207

Dear Mr. Commodari:

Last week, we filed a Petition for Special Exception. My client has an urgent need to open this facility as soon as possible. If we have not talked already, please call me to pick a date in the near future which does not conflict with my trial schedule.

Thank you for your attention to this matter.

Very truly yours,

Herbert R. O'Connor, III
Herbert R. O'Connor, III

HRO'C/kg

P. S. As discussed this morning, I am available on December 12, 18, January 2, 4 or 7. Please set this in as soon as possible.

HRO'C

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Malcolm F. Spicer, Jr., Esquire
TO: County Attorney
Nicholas B. Commodari
FROM: Zoning Office
SUBJECT: Proposed Trucking Facilities

Two zoning requests for trucking facilities have been recently filed with this office. The subject properties are Cockeysville Volunteer Fire Company (Item #85) and the Rock Rental Company (Item #115).

In view of the fact that these petitioners are eagerly requesting a hearing date and complied with the fact that said sites should be reviewed by the CTFDOC, I suggest that we have a meeting as soon as possible.

No plans were submitted with this memo, because the members of the CTFDOC are the same as those of the Zoning Plans Advisory Committee.

NBC:eoh

Nicholas B. Commodari
NICHOLAS B. COMMODARI

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

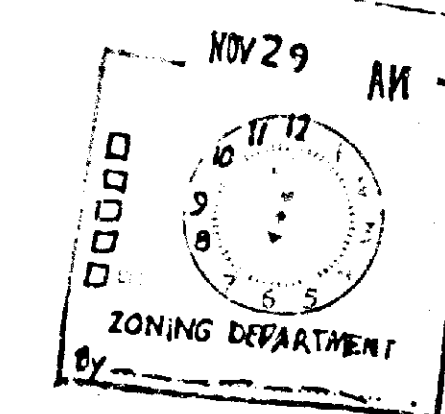
TO: Nick Commodari
Malcolm F. Spicer, Jr.,
County Attorney
FROM: Truck Facilities - Cockeysville
Volunteer Fire Company & Rylands Trucking
SUBJECT: Item No. 85 Item No. 115

I am enclosing herewith comments received from the Maryland Department of Transportation, State Highway Administration relating to the subject Truck Facilities.

Malcolm F. Spicer, Jr.
County Attorney

MFSJR:gh

Enclosures.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Malcolm F. Spicer
Date: November 27, 1984

FROM: James A. Markle, P.E.

SUBJECT: The Rock Rental Company (Trucking Facility)
N/W/S Pulaski Highway, 660' S/W from centerline
Rosedale Avenue - District 14

RECEIVED
NOV 29 1984

OFFICE OF LAW

The following comments are furnished in regard to the subject Trucking Facility:

General Comments:

Public water mains and sanitary sewers are available to serve this site.

Pulaski Highway is a State Road (Route 40) and all improvements to Route 40, including permission to take access to Route 40 shall be under State Highway Administration jurisdiction. There is a stream running through the site. The Petitioner is cautioned that there is to be no filling in a flood plain and the existing flood plain limits should be shown on the plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. grading permit is, therefore, necessary for all grading, including the stripping of top soil.

A sediment control plan is required.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

The Rock Rental Company (Trucking Facility)
Page 2
November 27, 1984

General Comments: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EW:DBS:es

cc: File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Herbert R. O'Connor, III, Esquire
P.O. Box 5517
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 115 - Case No. 85-186-XA
Petitioner - The Rock Rental Company
Special Exception & Variance

Dear Mr. O'Connor, III:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Rollins Leasing Corporation
c/o Mr. M. Peck King
P.O. Box 1791
Wilmington, Delaware 19899



Maryland Department of Transportation

State Highway Administration

William K. Helmann
Secretary
Hal Kassoff
Administrator

November 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 10-30-84
ITEM: 115.
Property Owner: The Rock Rental Company
Location: NW/S Pulaski Hwy. Route 40-E, 660' S/W from c/1 Rosedale Avenue
Existing Zoning: M.L.-CS-1
Proposed Zoning: Special Exception for Class II Trucking Facility
Acres: 3.9
District: 14th

Dear Mr. Jablon:

On review of the submittal of October 11, 1984 and review of our files, we find the site plan must be revised to show the following comments:

1. Establish a 30' radius return entrance with 30' radii centered on the existing median opening.
2. Provide State Highway Administration Type "A" concrete curb and gutter channelization along the frontage of the site.
3. Provide adequate storm drain outfall to meet the conditions of the improvement.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon -2- November 9, 1984

Attached for your use and review is a red lined revision showing the required improvements to Pulaski Highway (Route 40-E).

It is requested the plan be revised prior to approval for Special Exception for Class II Trucking Facility.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 1, 1985

Herbert R. O'Connor, III, Esquire
P.O. Box 5517
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
NW/S of Pulaski Highway, 660' SW of Rosedale Avenue
The Rock Rental Company - Petitioner
Case No. 85-186-XA

Dear Mr. O'Connor:

Please be advised that an appeal has been filed by Phyllis C. Friedman, People's Counsel, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:reoh

cc: M. Peck King, Vice President
Rollins Leasing Corporation
P.O. Box 1791
Wilmington, Delaware 19899

The Honorable Joseph Bartenfelder
4564 Ridge Road
Baltimore, Maryland 21236

Mr. Joseph Wilsynski
7623 Philadelphia Road
Baltimore, Maryland 21237



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 1, 1985

Herbert R. O'Connor, III, Esquire
P.O. Box 5517
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
NW/S Pulaski Highway, 660' SW of Rosedale Avenue
The Rock Rental Company - Petitioner
Case No. 85-186-XA

Dear Mr. O'Connor:

Please be advised that on February 15, 1985, an appeal was filed by John B. Contrum, attorney for protestants, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:aj

cc: M. Peck King, Vice President
Rollins Leasing Corporation
P.O. Box 1791
Wilmington, Delaware 19899

The Honorable Joseph Bartenfelder
4564 Ridge Road
Baltimore, Maryland 21236

Mr. Joseph Wilsynski
7623 Philadelphia Road
Baltimore, Maryland 21237

People's Counsel for Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

November 29, 1984

Mr. Malcolm Spicer, Chairman
Trucking Facilities Committee
Law Office, M.S. 2M07

Comments on Item # 115 Zoning Advisory Committee Meeting are as follows:
Property Owner: The Rock Rental Company
Location: NW/S Pulaski Highway 660' S/W from c/1 Rosedale Avenue
Existing Zoning: M.L.-CS-1
Proposed Zoning: Special exception for Class II Trucking Facility

Acres: 3.9
District: 14th.

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.
2. A building/ & other / permit shall be required before beginning construction.
3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-w/produced seals and signatures are required on Plans and Technical Data.
4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
5. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A fire wall is required if construction is on the lot line. See Table 401, line 2, Section 407 and Table 402, also Section 503.2.
6. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed Architect or Engineer, certify to the office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
9. Comments - See Section 518.2 (barbed wire) as amended in Bill 4-82. Tank locations shall comply with M.F.P.A. Fire Code. Shop shall be separated from office area by an approved 3 hour fire wall. See Section 616.1. If there are any uses other than offices in the office building see Section 312.2.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief
Plans Review

CEB:es



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Rock Rental Company

Location: NW/S Pulaski Hwy. 660' S/W from c/l Rosedale Avenue

Item No.: 115 Zoning Agenda: Meeting of 10/30/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hagan* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 20, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 115 -ZAC- Meeting of October 30, 1984
Property Owner: The Rock Rental Company
Location: NW/S Pulaski Highway 660' S/W from C/L Rosedale Ave.
Existing Zoning: M.L.-CS-1
Proposed Zoning: Special Exception for Class II Trucking Facility

Acre: 3.9
District: 14th

Dear Mr. Jablon:

This site will be subject to all the State Highway Administration's regulations.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

11/2/84

Re: Zoning Advisory Meeting of 10/30/84
Item # 115
Property Owner: The Rock Rental Company
Location: NW/S Pulaski Highway,
3 1/2 Rosedale Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- (X) Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Area are re-evaluated annually by the County Council.
- (X) Additional comments:

Show adjacent uses, floodplain, access and soil types. Wetland soils, etc. exist along stream. The minimum requirements of 4108.2 landscape plan require as per Landscape Manual Standards.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #115 (1984-1985);
Property Owner: The Rock Rental Company
N/W Pulaski Hwy. 660' S/W from centerline
Rosedale Ave.
Acre: 3.9
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Public water mains and sanitary sewers are available to serve this site.

Pulaski Highway is a State Road (Route 40) and all improvements to Route 40, including permission to take access to Route 40 shall be under State Highway Administration jurisdiction. There is a stream running through the site. The Petitioner is cautioned that there is to be no filling in a flood plain and the existing flood plain limits should be shown on the plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

A sediment control plan is required.

Item #115 (1984-1985)
Property Owner: The Rock Rental Company
Page 2
November 26, 1984

General Comments: (Cont'd)

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

Very truly yours,

James A. Markle
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:SS



BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
TOWSON, MARYLAND 21204
494-3648

ROBERT L. HANNON
DIRECTOR

January 7, 1985

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

During the previous year, the Office of Economic Development has provided site location assistance to representatives of the Rollins Leasing Corporation to identify a site suitable for a truck leasing and maintenance facility in the Pulaski Highway corridor.

Unfortunately, adequately zoned parcels with sufficient acreage, good visibility, and highway access are in extremely short supply.

After an intensive search, Rollins has selected a 5.4 acre site at 7700 Pulaski Highway and proposes to construct a 10,000 square foot office/maintenance facility. The property is zoned ML-CS1 and petitions for a Special Exception and a variance have been filed with your office.

It is my understanding that a hearing date for the subject Special Exception and variance has been set for 1:00 P.M. on January 7, 1985.

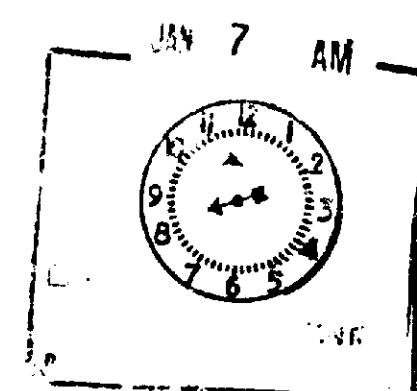
Your consideration of this zoning request is very much appreciated.

Regards,

Robert L. Hannon
ROBERT L. HANNON
Director

RLH/sb

cc: Herbert R. O'Connor, III



JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNS
DANIEL O. COOK, JR.
JOHN W. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
C. CARP DELEY, JR.
GEORGE E. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
N. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPKIN
CYNTHIA M. HARRIS
ANGUS E. FINNEY
KEVIN H. SMITH

* ADMITTED IN COLORADO ONLY
** ADMITTED IN IOWA ONLY

The Honorable William Burgess
8215 Edwili Avenue
Rosedale, Maryland 21237

The Honorable John W. O'Rourke
County Council
County Courts Building
Towson, Maryland 21204

Re: Rollins Leasing Corp. - Special Exception
Our File No. 7554-16207

Gentlemen:

This will confirm my telephone call to the offices of Mr. Burgess and Mr. O'Rourke and to advise Mr. Wilsynski that my client is willing to discuss providing noise barriers to the service facility. Noise seemed to be the primary concern of the neighbors. If we have not talked, please call me on receipt of this letter. You may reach me at the office or at home at 828-5588.

I enclose for Mr. Burgess a copy of the plan presented at the Hearing yesterday.

Very truly yours,

Herbert R. O'Connor
Herbert R. O'Connor, III

HRO'C/kg

cc: The Honorable Arnold Jablon
Zoning Commissioner

M. Peck King
Anthony Cortez
Frank Suarez



Chesapeake
Ford Truck Sales, Inc.

January 4, 1985

Mr. Jonathan Zylberman
Rollins Truck Leasing
3206 Hammonds Ferry Road
Baltimore, Maryland 21227

Dear Mr. Zylberman:

Please be advised that Chesapeake Ford Truck Sales, Inc. Service Department is now open 24 hours a day, 5 days a week.

These new expanded hours of operation will enable us to accommodate your major heavy truck engine repairs and component overhauls on a more timely basis.

Very truly yours,

CHESAPEAKE FORD TRUCK SALES, INC.

Mike Weidner
Harry C. Weidner - "Mike"
Vice President & General Manager

HCW/pb

PETITIONER'S
EXHIBIT 6



6540 Pulaski Highway / Baltimore, Maryland 21237 / 301 - 682-4000
Route 40E and 695 Beltway (Exit 35W)



pg 4

85-186-X17
1:34 P.M.

85-186-XA

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204


ARNOLD JABLON
Zoning Commissioner

Petitioner The Rock Rental Co. Received by Nicholas B. Commodari
 Petitioner's Herbert R. O'Coner, III, Esq. Nicholas B. Commodari
 Attorney Chairman, Zoning Plans
Advisory Committee

TOWSON MD December 20 1984

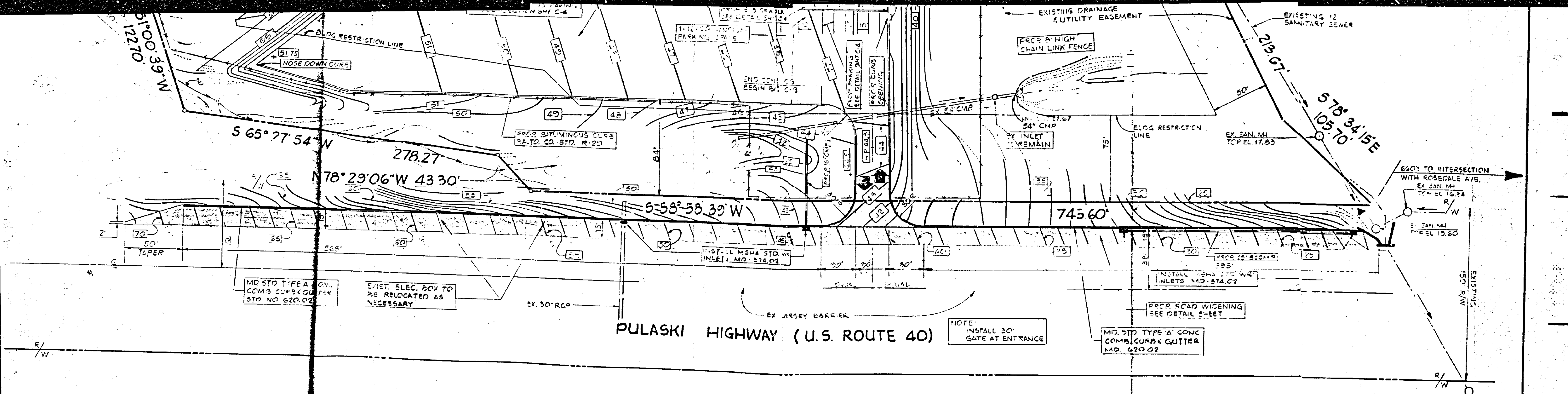
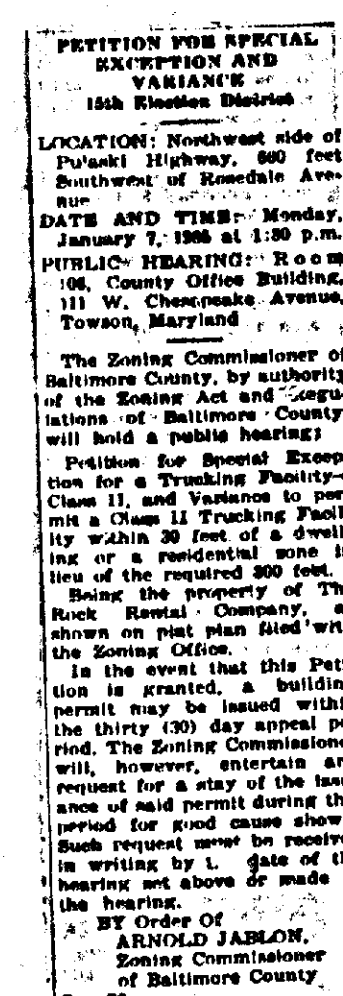
THE JEFFERSONIAN

W. Venetouh

Publisher

85-186-XA

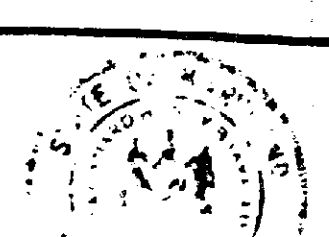
Cost of Advertising 20⁰⁰



LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION
1	12-28-89	PER STATE COUNTY COMMENTS
2	1-27-90	PER SWM NATION GRADING, MSHA COMMENT.
3	5-14-90	PER MS-4 LETTER, MS-3, read 5.7



PLAN PREPARATION

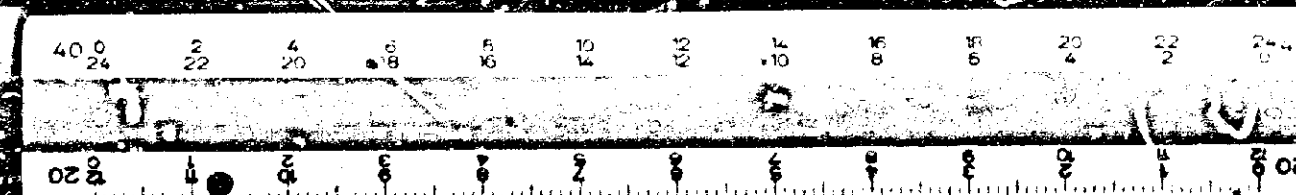
DRAWN BY JPO	DATE 23 SEP. 89
DESIGNED BY JPO	SCALE 1"= 40'
CHECKED BY AJC	JOB NO. 2-31-89

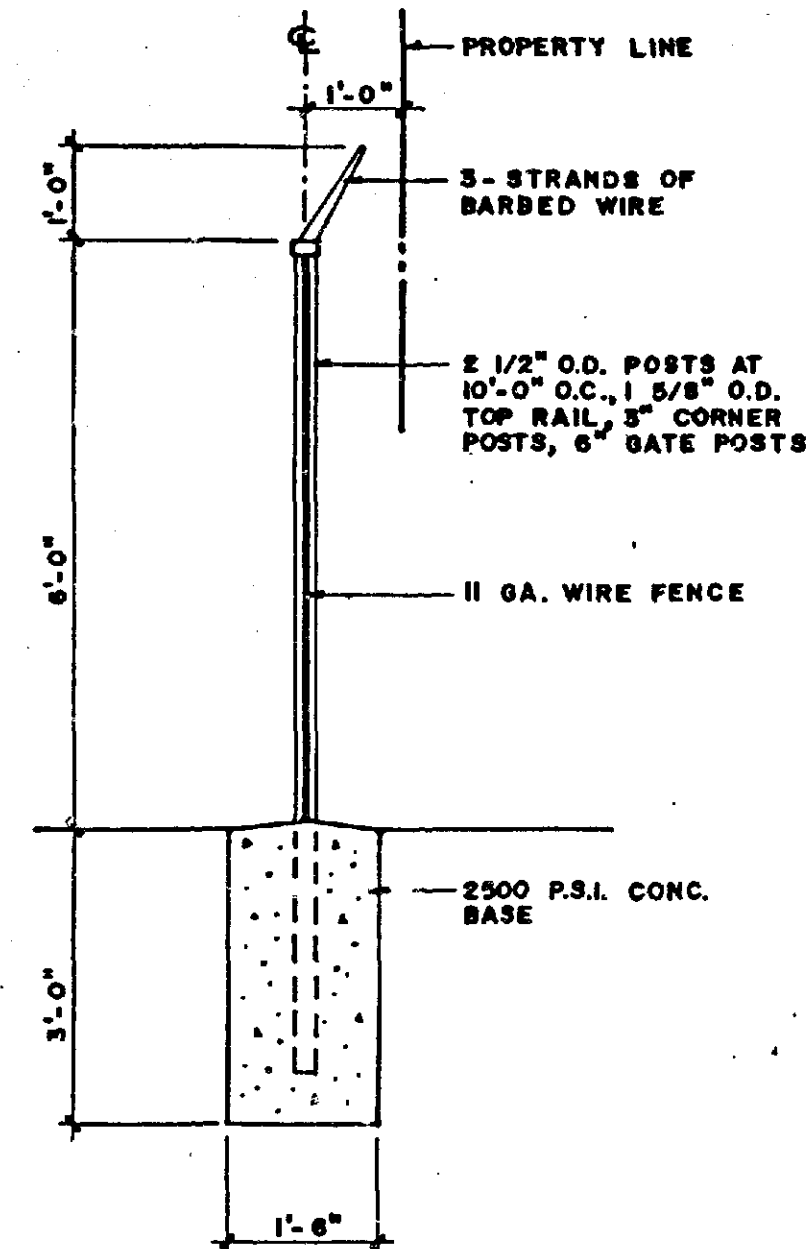
SITE PLAN

NORTH SIDE OF PILASKI HIGHWAY
15th ELECTION DISTRICT
BALTIMORE COUNTY, MD.

DRAWING NO.

C-1
SHEET NO. 16





CHAINLINK FENCE DETAIL
N.T.S.

SITE DATA

LOCATION: NORTH SIDE OF PULASKI HIGHWAY 660' SOUTH OF
ROSDALE AVENUE, BALTIMORE COUNTY, MARYLAND
15TH ELECTION DISTRICT.

OWNER: ROLLINS LEASING CORP.
P.O. BOX 1791
WILMINGTON, DE 19899

EXISTING ZONING: ML-C51

PROPOSED ZONING: ML-C51 (SPECIAL EXCEPTION)

EXISTING USE: VACANT

PROPOSED USE: TRUCK MAINTENANCE FACILITY

TOTAL SITE AREA: 5.4256 + ACRES

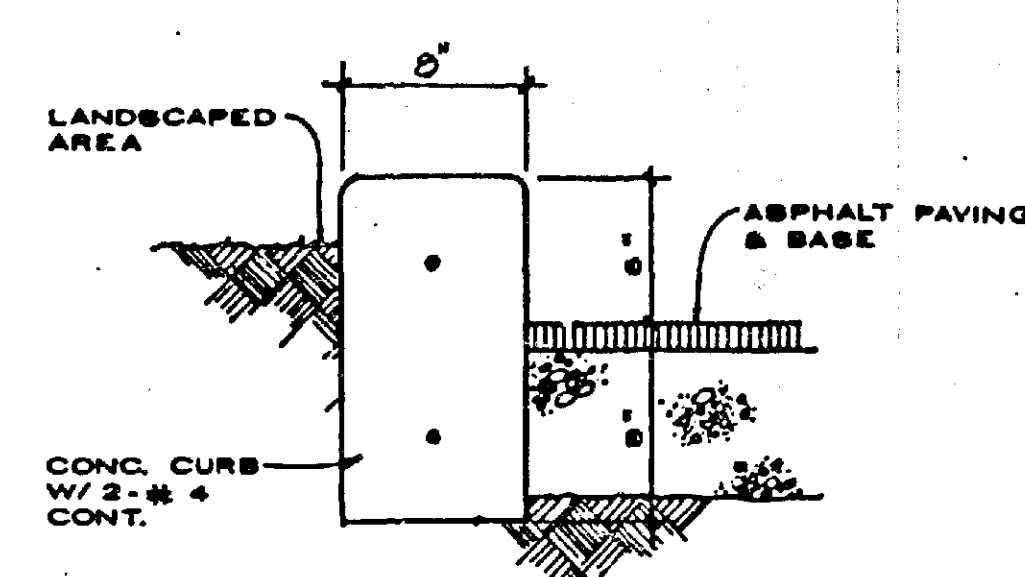
PROPOSED DEVELOPED AREA: 3.9187±

PROPOSED BUILDING: OFFICE: 2,516 S.F.
SHOP: 7,845 S.F.
TOTAL: 10,361 S.F.

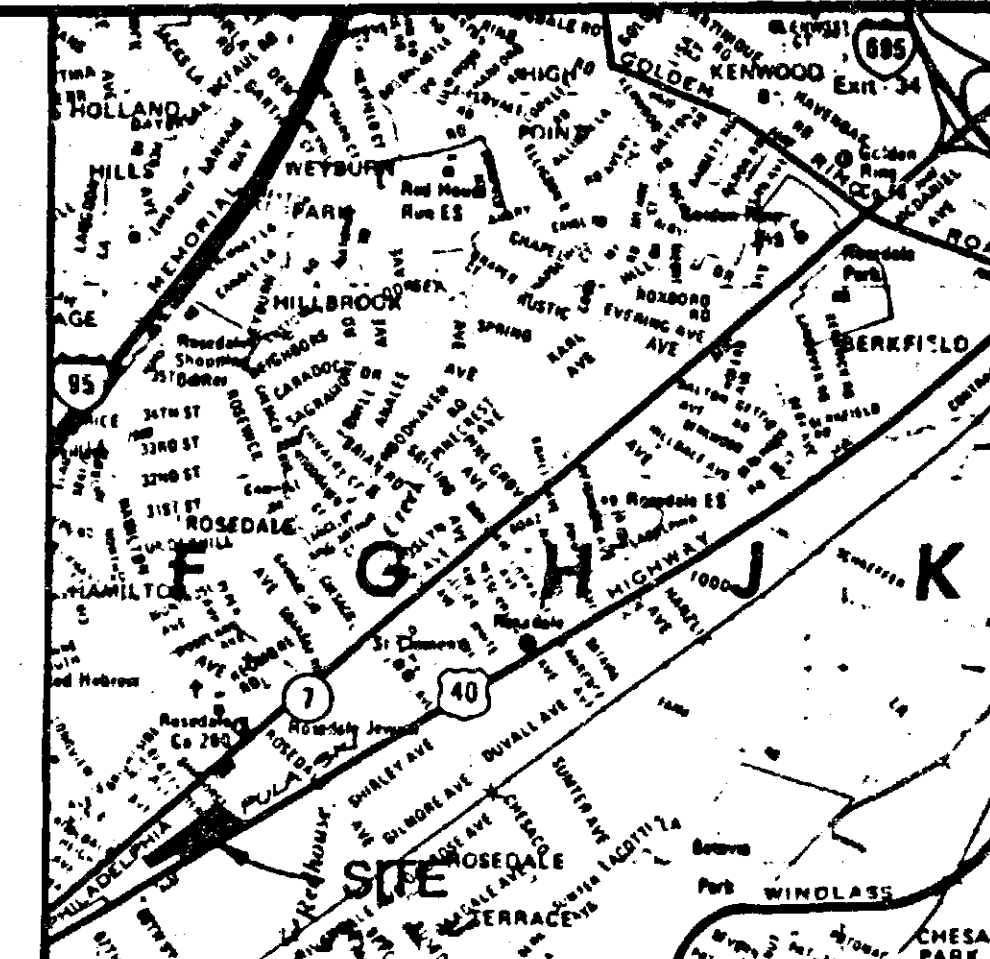
PARKING: REQUIRED: (1/300): 35
PROVIDED: 37

ZONING DESCRIPTION

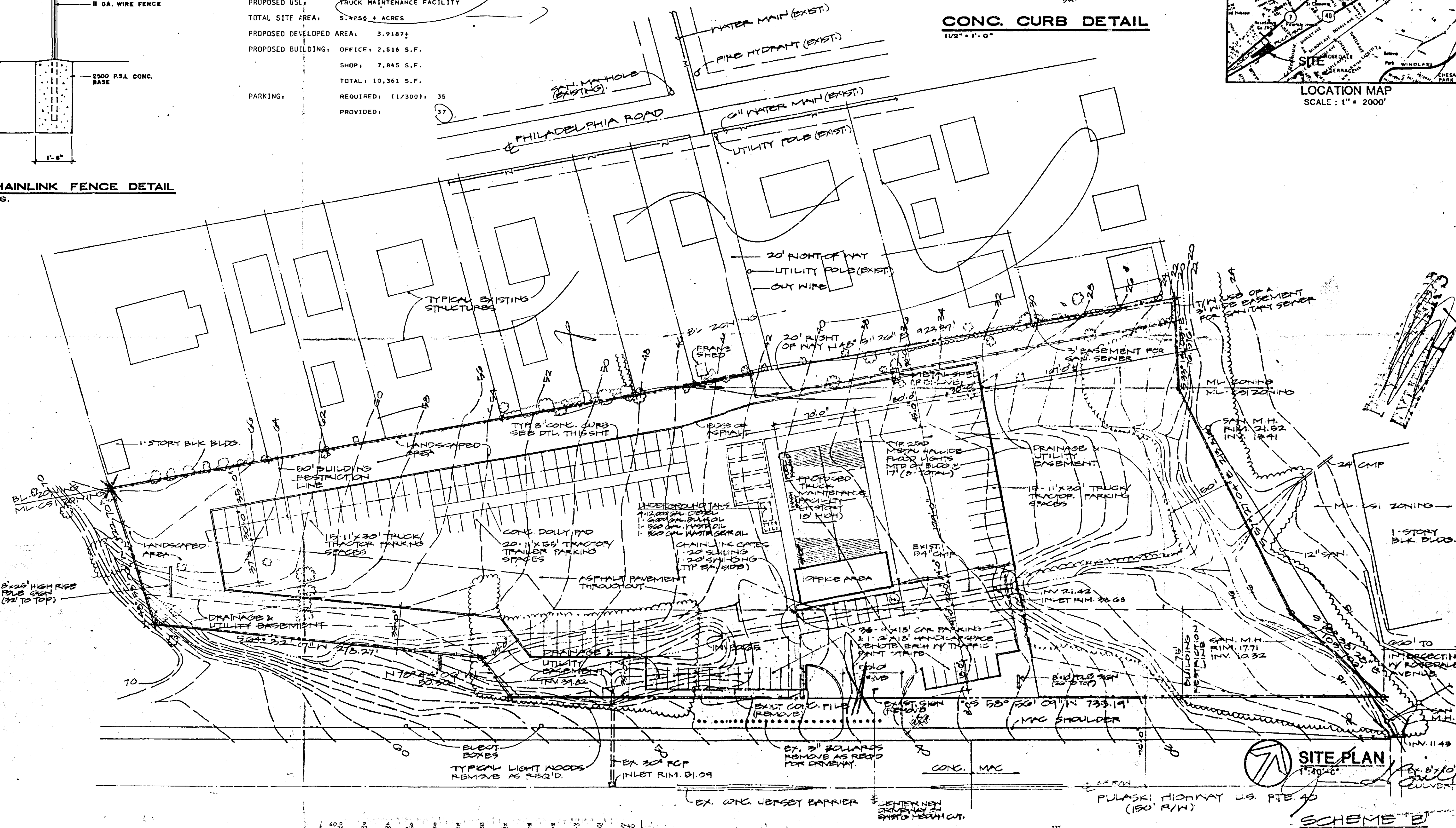
BEGINNING AT A POINT ON THE NORTHWEST RIGHT OF WAY
OF PULASKI HIGHWAY AND WHICH IS APPROXIMATELY 660
FT. SOUTHWESTERLY OF THE INTERSECTION OF ROSDALE
AVENUE AND PULASKI HIGHWAY, THENCE S 58° 56' 09"
W ALONG SAID NORTHWEST RIGHT OF WAY LINE OF PULASKI
HIGHWAY FOR A DISTANCE OF 733.19 FT; THENCE N 78°
44' 06" W FOR A DISTANCE OF 50.36 FT; THENCE S 64°
32' 07" W FOR A DISTANCE OF 278.27 FT; THENCE N 48°
58' 06" W FOR A DISTANCE OF 122.70 FT; THENCE N 48°
51' 36" E FOR A DISTANCE OF 923.37 FT; THENCE S 33°
14' 05" E FOR A DISTANCE OF 76.58 FT; THENCE S 57°
27' 04" E FOR A DISTANCE OF 218.81 FT; THENCE S 78°
38' 28" E FOR A DISTANCE OF 105.71 FT TO THE POINT
OF BEGINNING.



CONC. CURB DETAIL
1/2" = 1'-0"



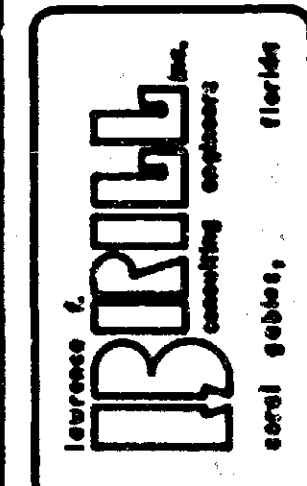
LOCATION MAP
SCALE: 1" = 2000'



SITE PLAN
1" = 20' = 6"

SCHEME 'E'

NO.	DATE	REVISIONS	BY



Proposed Maintenance Facilities at:
Baltimore, Maryland

Rollins Truck Rental and Leasing



DATE	11/11/84
DRAWN BY	
CHECKED BY	
FILE NUMBER	B8453
DRAWING	1